

BILL NO. 82-52
AS AMENDED

2008 8 MAY 5

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 82-52 (AS AMENDED)

Introduced by Council Members Rahl and Schafer

Legislative Day No. 82-22

Date July 6, 1982

AN EMERGENCY ACT to repeal and re-enact with amendments, Section 25-6.2, heading, Principal Permitted Uses By Districts, Table I, Principal Permitted Uses For Specific Zoning Districts, entitled Services, and to add new Subsection (9), heading, Health Services and Medical Clinics to Section 25-8.3, heading, Standards For Specific Special Exceptions, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to provide that certain health and medical uses be permitted in an "AG" Zoning District as a Special Exception, and to further provide for certain regulations for such uses.

By the Council, July 6, 1982

Introduced, read first time, ordered posted and public hearing scheduled

on: August 3, 1982

at: 6:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on August 3, 1982 and concluded on August 3, 1982.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 82-52
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Section 1. *And Be It Enacted By The County Council of Harford County, Maryland, that Section 25-6.2, heading, Principal Permitted Uses By Districts, Table I - Principal Permitted Uses For Specific Zoning Districts, entitled Services, be and is hereby repealed and re-enacted with amendments and that new Subsection (9), heading, Health Services and Medical Clinics, be and is hereby added to Section 25-8.3, heading, Standards For Specific Special Exceptions, all of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended, all to read as follows:*

Chapter 25. Zoning

Article II. Zoning Code

Section 25-6.2 - Principal Permitted Uses By Districts.

Table I. - Principal Permitted Uses For Specific Zoning Districts, Services:

TABLE 1. PRINCIPAL PERMITTED USES FOR SPECIFIC ZONING DISTRICTS

TABLE 1. PRINCIPAL PERMITTED USES FOR SPECIFIC ZONING DISTRICTS															SERVICES
USE CLASSIFICATION															ZONING DISTRICTS
	AG	RR	R1	R2	R3	R4	VR	VB	B1	B2	B3	C1	G1	ORI	
3.1. SERVICES	AG	RR	R1	R2	R3	R4	VR	VB	B1	B2	B3	C1	G1	ORI	
4.2. Blacksmith	P							P			P	P	P		
5.0. Business Services, including Commercial Schools								P	P	P	P	P	P	P	
6. Construction Services and Suppliers	SE							SE			P	P	P		
7. Financial, Insurance and Real Estate Services								P	P	P	P	P		P	
8. Funeral Homes and Morticians	SE							P		P	P	P			
9. Health Services and Medical Clinics	SE							P		P	P	P		P	
10. Kennels and Pet Grooming	SE							SE	SE	SE	P	P			
11. Personal Services						SD	SE	P	P	P	P	P			
12. Professional Services						SD	SE	P	P	P	P	P		P	
13. Restaurants						SD		SE	SE	P	P	P			
14. Veterinary Clinic or Hospital	SE							P		SE	P	P			
15.															

16. Permitted subject to applicable Code Requirements

17. SD Permitted subject to Special Development Regulations, pursuant to Section 25-7

18. SE Permitted subject to Special Exception Regulations, pursuant to Section 25-8

19. I Permitted subject to Temporary Use Regulations, pursuant to Section 25-5.7

20. A blank cell indicates that the use is not permitted

1 Section 25-8.3. Standards For Specific Special Exceptions.

2 (h) Services.

3 (9) HEALTH SERVICES AND MEDICAL CLINICS. THESE USES
4 MAY BE GRANTED IN THE AG DISTRICT PROVIDED THAT:

5 (A) THE PROPOSED STRUCTURE FOR THIS USE SHALL NOT
6 EXCEED FIVE THOUSAND (5,000) SQUARE FEET OF GROSS LEASABLE SPACE,
7 UNLESS THERE IS PRESENTLY AN ABSENCE OF SUCH SERVICES WITHIN A
8 THREE (3) MILE RADIUS FROM THE PARCEL, BUT IN NO EVENT SHALL THE
9 STRUCTURE EXCEED TEN THOUSAND (10,000) SQUARE FEET OF GROSS
10 LEASABLE SPACE.

11 (B) THE STRUCTURE SHALL BE OF A SIZE, SCALE AND
12 FACADE COMPATIBLE WITH A RURAL RESIDENTIAL NEIGHBORHOOD.

13 ~~(C)---ALL-PARKING-SHALL-BE-ACCOMMODATED-IN-THE-REAR-~~
14 ~~OF-THE-SITE-AND-A-BUFFERYARD-TEN-(10)-FEET-WIDE-SHALL-BE-PROVIDED~~
15 ~~BETWEEN-THE-PARKING-AREA-AND-ANY-ADJACENT-RESIDENTIAL-LOT.~~

16 (C) ALL PARKING SHALL BE ACCOMMODATED ON THE SITE
17 IN A MANNER COMPATIBLE WITH THE SURROUNDING ROADS AND USES AND A
18 BUFFERYARD TEN (10) FEET WIDE SHALL BE PROVIDED BETWEEN THE
19 PARKING AREA AND ANY ADJACENT RESIDENTIAL LOT.

20 Section 2. *And Be It Further Enacted* that this Act is declared to
21 be an Emergency Act necessary for proper administration of the
22 zoning laws of Harford County and shall take effect on the date
23 it becomes law.

24 EFFECTIVE: August 12, 1982

BY THE COUNCIL

Read the third time, BILL NO. 82-52 (as amended)

Passed LSD 82-27 (August 10, 1982)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 11th day of August, 1982
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

Thomas J. Arranger
County Executive
Date August 12, 1982

BY THE COUNCIL

This Bill (No. 82-52 (as amended), having been approved by
the Executive and returned to the Council, becomes law on
August 12, 1982.

Angela Markowski, Secretary

Rec'd & Recorded 2-10-19 at 11:00 AM
711 Liber 8 Folio 5 & examined per
H. Douglas Chilcoat, Clerk, Harford Co.

EFFECTIVE DATE: August 12, 1982